

Applicants are reminded that all Return Receipts from Certified Mail of Public Hearing must be submitted prior to Public Hearing for the application to be heard.

**All Applicants and Property Owners
And/or their Legal Representative Must be Present.**

AGENDA

NOTICE OF PUBLIC HEARING

WARRICK COUNTY AREA PLAN COMMISSION

Regular hearing to be held in Commissioners Meeting Room,
Third Floor, Historic Court House,
Boonville, IN
Monday, June 8, 2020 6:00 PM
North & South doors of Historic Court House open at 5:50 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL:

MINUTES: To approve the Minutes of the last regular meeting held March 9, 2020. No meeting was held on April 13, 2020 or May 11, 2020.

PRIMARY PLAT:

PP-19-08: Amended Enclave: PETITIONER/OWNER: Ken Favor. 1.0343 acres located on the E side of Coal Mine Road approximately 0' N of the intersection formed by Coal Mine Road and Melissa Lane. Ohio Twp. *Complete legal on file.* (Advertised in the Standard January 30, 2020) Continued from February 10, 2020 and March 9, 2020.

PP-20-05: Castle Orchard Estates No. 2: APPLICANT/OWNER: Otto Charles Susec Jr. and Jayne Elizabeth Susec. Property located on the E side of Castle Garden Road and lies between Castle Orchard Lane and Eddie Lane. Approximately 1600' N of the intersection of Jenner Road and Castle Garden Road. Being Lots 1, 2, 3, & 4 in Castle Orchard Estates as recorded in Document 2007R-009080 in the Warrick County Recorder's office and pt NE ¼ NE ¼ 10-6-9. Ohio Twp. (Advertised in the Standard May 28, 2020) Complete legal on file.

PP-20-06: Gateway Subdivision: APPLICANT/OWNER: Deaconess Hospital Inc. Property located on the S side of Gateway Boulevard. Approximately 400' W of the intersection formed by Gateway Boulevard and Epworth Rd. Parcel 2 in Epworth Road Minor Subdivision recorded in Document 2010R-005235, Parcel 2 in Gateway Center Minor 2 Subdivision recorded in Document 2019R-008197, and Tract 3 in Gateway Center Minor Subdivision recorded in Document 2005R-013132 in the Warrick County Recorder's Office. Ohio Twp. *Complete legal on file.* (Advertised in the Standard May 28, 2020)

PP-20-07: Castle Ridge: APPLICANT: Castle Ridge Development, LLC by Jerry Denton, Mgr. OWNERS: Daniel R. & Angela C. Niehaus and Castle Ridge Development LLC, by Jerry Denton, Mgr. Property located on the E side of Coal Mine Road. Approximately 155' S of the intersection of Coal Mine Road and Paige Drive. Being Tract 2 & 3 in Arvin Minor Subdivision recorded in Document 2003R-010272, Lot 6 in Timber View Estates II Subdivision recorded in Document 2019R-002043, Parcel 3 in Brockman Minor Subdivision recorded in Document 2019R-006240 and SE & SW ¼ in 14-6-9. Ohio Twp. (Advertised in the Standard May 28, 2020) Complete legal on file.

PP-20-08: Warrick Research & Industrial Center East: OWNER/APPLICANT: Maken Corporation, by Daniel Ubelhor, President. Property located on the S side of Prospect Drive. Approximately 300' E of the intersection formed by Prospect Drive and Commerce Drive. PT of the W ½ NE ¼ and E ½ NW ¼ S19 T6 R8, Ohio Twp. *Complete legal on file.* (Advertised in the Standard May 28, 2020)

PP-20-09: Oha Realty: OWNER/APPLICANT: OHA Realty LLC by Edward Fox, Owner. Property located on the W side of Epworth Rd. 0' N of the intersection formed by Epworth Road and Stahl Road. Ohio Twp. -3699 Epworth Rd- *Complete legal on file.* (Advertised in the Standard May 28, 2020)

REZONING:

PC-R-20-04: PETITIONER/OWNER: James & Misty Stradtner. To rezone .569 acres located on the E side of Anderson Rd. a distance of 1500' S of the intersection formed by Anderson Rd and Lincoln Ave, being Parcel 1 in Stradtner Minor Subdivision as recorded in Document 2019R-009664 in the Warrick County Recorder's office from an "A" Agricultural zoning district to "C-3" Highway Commercial zoning district with a Use & Development Commitment. Ohio Twp. *Complete legal on file.* (Advertised in the Standard May 28, 2020)

PC-R-20-06: PETITIONER/OWNER: Ted Brown's Quality Paint & Body Shop, LLC by Ted Brown. To rezone 0.298 acres located on the E side of Epworth Rd. a distance of 1220' N of the intersection formed by Epworth Rd. and Oak Grove Rd. from an "A" Agricultural zoning district to a "M-1" Light Industrial zoning district. Ohio Twp. *Complete legal on file.* (Advertised in the Standard May 28, 2020)

PC-R-20-07: PETITIONER: Castle Ridge Development, LLC, by Jerry Denton, Mgr. OWNERS: Daniel R. & Angela Niehaus and Castle Ridge Development, LLC, by Jerry Denton, Mgr. To rezone 29.418 acres located on the E side of Coal Mine Road. Approximately 155' S of the intersection of Coal Mine Road and Paige Drive. Being Tract 2 & 3 in Arvin Minor Subdivision recorded in Document 2003R-010272, Lot 6 in Timber View Estates II Subdivision recorded in Document 2019R-002043, Parcel 3 in Brockman Minor Subdivision recorded in Document 2019R-006240 and SE & SW ¼ in 14-6-9. Ohio Twp. from an "A" Agricultural zoning district to "R-1A" One Family Dwelling zoning district. Ohio Twp. (Advertised in the Standard May 28, 2020)

PC-R-20-08: PETITIONER: Dillon Swartz. OWNER: Joseph & Carmon Willis. To rezone .32 acres located on the N side of Owens Drive. Approximately 300' E of the intersection formed by Owens Dr. and SR 261. Lot 93 in South Broadview Section C Subdivision recorded in the Warrick County Recorder's Office as Plat File 1 Card 198 from "R-3" Resort zoning district to "R-1A" One Family Dwelling zoning district. Ohio Twp. (Advertised in the Standard May 28, 2020)

AMENDMENT TO THE ZONING ORDINANCE:

AN ORDINANCE TO AMEND ARTICLE V "SPECIAL USES" BY ADDING COMMERCIAL SOLAR ENERGY SYSTEMS (CSES) TO THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA.

The purpose of this ordinance is add Commercial Solar Energy Systems to the Warrick County Comprehensive Zoning Ordinance. (Advertised in the Standard May 28, 2020)

AN ORDINANCE TO AMEND ARTICLE V "SPECIAL USES" BY ADDING SUBSECTION M SU-20 COMMERCIAL SOLAR ENERGY SYSTEM REQUIREMENTS TO THE COMPREHENSIVE ZONING ORDINANCE IN EFFECT FOR WARRICK COUNTY, INDIANA.

The purpose of this ordinance is to add procedures for Commercial Solar Energy Systems to the Warrick County Comprehensive Zoning Ordinance. (Advertised in the Standard May 28, 2020)

OTHER BUSINESS:

ATTORNEY BUSINESS:

EXECUTIVE DIRECTOR BUSINESS:

To transact any other business of a regular meeting.